

173.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

661,700 /

661,700

USE VALUE:

661,700 /

661,700

ASSESSED:

661,700 /

661,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|---------------------------|
| 90 | | PAUL REVERE RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------------------|--|
| Owner 1: LYNCH KEVIN | |
| Owner 2: | |
| Owner 3: | |

Street 1: 90 PAUL REVERE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JOHNSON JEFFREY LAURENCE -

Owner 2: JOHNSON ERICA -

Street 1: 90 PAUL REVERE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5880 | | Sq. Ft. | Site | | 0 | 70. | 0.96 | 6 | | | Topo | -5 | | | | | 396,608 | | | | | | 396,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | | 5880.000 | | 265,100 | | | | 396,600 | | 661,700 | | | | | | | |
| Total Card | | | | | | | | 0.135 | | 265,100 | | | | 396,600 | | 661,700 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | | 0.135 | | 265,100 | | | | 396,600 | | 661,700 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | | Total Value per SQ unit /Card: | | 575.39 | | /Parcel: | | 575.39 | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | | | | | | | | Use | | Cat | | Bldg Value | | Yrd Items | | Land Size | | Land Value | | Total Value | | Asses'd Value | | Notes | | Date | | Parcel ID | |
|--------|-----|----|--|--|--|--|--|---------|--|-----|--|------------|--|-----------|--|-----------|--|------------|--|---------------|--|---------------|--|---------------|------------|------------|-------------------|-----------|--|
| 2022 | 101 | FV | | | | | | 265,100 | | 0 | | 5,880. | | 396,600 | | 661,700 | | | | | | | | Year end | | 12/23/2021 | 173.0-0004-0007.0 | | |
| 2021 | 101 | FV | | | | | | 258,000 | | 0 | | 5,880. | | 396,600 | | 654,600 | | | | | | | | Year End Roll | | 12/10/2020 | | | |
| 2020 | 101 | FV | | | | | | 258,000 | | 0 | | 5,880. | | 396,600 | | 654,600 | | 654,600 | | Year End Roll | | | | | 12/18/2019 | | | | |
| 2019 | 101 | FV | | | | | | 224,800 | | 0 | | 5,880. | | 390,900 | | 615,700 | | 615,700 | | Year End Roll | | | | | 1/3/2019 | | | | |
| 2018 | 101 | FV | | | | | | 221,400 | | 0 | | 5,880. | | 300,300 | | 521,700 | | 521,700 | | Year End Roll | | | | | 12/20/2017 | | | | |
| 2017 | 101 | FV | | | | | | 221,400 | | 0 | | 5,880. | | 283,300 | | 504,700 | | 504,700 | | Year End Roll | | | | | 1/3/2017 | | | | |
| 2016 | 101 | FV | | | | | | 221,400 | | 0 | | 5,880. | | 260,600 | | 482,000 | | 482,000 | | Year End | | | | | 1/4/2016 | | | | |
| 2015 | 101 | FV | | | | | | 212,700 | | 0 | | 5,880. | | 243,600 | | 456,300 | | 456,300 | | Year End Roll | | | | | 12/11/2014 | | | | |

SALES INFORMATION

| Grantor | | | | | | | | Legal Ref | | Type | | Date | | Sale Code | | Sale Price | | V | | Tst | | Verif | | Notes | | PAT ACCT. | | | |
|-----------------|--|--|--|--|--|--|--|-----------|--|------|--|------------|--------|-----------|--|------------|---------|----|----|-----|---|-------|--|-------|--|-----------|--|--|--|
| JOHNSON JEFFREY | | | | | | | | 48952-179 | | | | 2/6/2007 | | | | | 430,000 | No | No | | | | | | | 13435 | | | |
| FEENEY MARY B & | | | | | | | | 42479-122 | | | | 4/13/2004 | | | | | 340,000 | No | No | | | | | | | | | | |
| FEENEY MARY B & | | | | | | | | 36752-454 | | | | 10/19/2002 | Family | | | | | 1 | No | No | | | | | | | | | |
| FEENEY STEPHEN/ | | | | | | | | 29203-411 | | | | 10/9/1998 | Family | | | | | 99 | No | No | A | | | | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|--------------|--------|-----|------------|----------|------------|---------|
| 2/14/2019 | | Meas/Inspect | | | | | | |
| 8/1/2018 | | Inspected | | | | | | |
| 7/2/2018 | | MEAS&NOTICE | | | | | | |
| 12/3/2008 | | MLS | | | | | | |
| 10/20/2008 | | Meas/Inspect | | | | | | |
| 5/26/2007 | | MLS | | | | | | |
| 6/6/2000 | | Inspected | | | | | | |
| 12/21/1999 | | Mailer Sent | | | | | | |
| 12/14/1999 | | Measured | | | | | | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
|-------|--------------------------------|---|---|

Total Card / Total Parcel
661,700 / 661,700



| | |
|----------------|----------|
| PRIOR ID # 1: | 115155 |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| PRIOR ID # 1: | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| PRINT Date | Time |
| 12/30/21 | 17:03:35 |
| LAST REV Date | Time |
| 02/28/19 | 10:15:02 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

